



**Stable Gardens, Sprotbrough Doncaster**

**welcome to**

**Stable Gardens, Sprotbrough Doncaster**

GUIDE PRICE £325,000-£350,000. This three double bedroom barn conversion property is situated in this sought after location of Sprotbrough and benefits from having an allocated car parking space, communal gardens and an en suite bathroom to the ground floor. AVAILABLE WITH NO ONWARD CHAIN!



### **Entrance Hall**

Accessed through a front facing exterior door. There is a central heating radiator and stairs which rise to the first floor landing.

### **Kitchen**

12' 5" x 6' 8" ( 3.78m x 2.03m )

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridgefreezer. There is complimentary splash back tiling, under unit lights, a central heating radiator and spotlights to the ceiling. With a rear facing sash secondary glazed window.

### **Lounge**

15' 3" x 19' 4" max ( 4.65m x 5.89m max )

With two front facing sash secondary glazed windows and a side facing sash secondary glazed window providing an abundance of natural light. There is oak flooring and two central heating radiators.

### **Bedroom One**

13' 2" x 19' 5" max ( 4.01m x 5.92m max )

With two front facing sash secondary glazed windows and a rear facing sash secondary glazed window to provide an abundance of natural light. There are downlights to the ceiling, two central heating radiators and access through to the en suite bathroom.

### **En Suite Bathroom**

Fitted with a W.C, a wash hand basin and a panelled bath. There is a shaver point, tiling to the floor and partial tiling to the walls.

### **First Floor Landing**

There is a useful storage cupboard.

### **Bedroom Two**

19' 6" x 13' 1" ( 5.94m x 3.99m )

A double room with front and rear facing skylight windows, a central heating radiator and spotlights to the ceiling.

### **Bedroom Three**

13' 9" x 12' 6" ( 4.19m x 3.81m )

A double room with front and rear facing skylight windows, a central heating radiator and mezzanine flooring.

### **Shower Room**

Fitted with a WC, a wash hand basin on the vanity unit and an enclosed shower cubicle with shower. There is a central heating radiator, tile surround and a rear facing skylight window.

### **Outside**

There are landscaped greens to the front of the property with wrapped around communal gardens to the front, side and rear. There is an allocated car parking space.

### **Additional Information**

The vendor has made us aware that the property is grade two listed and there is a ground rent of £120 per year for the up keep of the communal green spaces on the development.



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## Stable Gardens, Sprotbrough Doncaster

- GUIDE PRICE £325,000-£350,000
- UNIQUE AND ONE OF A KIND PROPERTY
- THREE DOUBLE BEDROOM BARN CONVERSION PROPERTY
- GENEROUS DUAL ASPECT LOUNGE
- EN SUITE BATHROOM TO THE GROUND FLOOR

Tenure: Freehold EPC Rating: C

guide price

**£325,000-£350,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
DCR121965 - 0005

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